

ORDINANCE NO. 20070201-049

AN ORDINANCE AMENDING ORDINANCE NO. 20061116-056 AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO TRACTS 203 AND 222 COMPRISED OF APPROXIMATELY 18.88 ACRES OF LAND LOCATED IN THE PARKER LANE NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THE TRACTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 20061116-056 is amended to include the property identified in this Part in the Parker Lane neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning districts and to change the base zoning district on two tracts of land described in File C14-05-0111 (Part), as follows:

Tract 203 2600, 2600 ½ S. Pleasant Valley Rd., and

Tract 222 4600, 4604 East Ben White Blvd.,

the "Property" as shown on Exhibit "A" (*the Tract Map*),

generally known as the Parker Lane neighborhood plan combining district, locally known as the area bounded by Oltorf Street on the north, Montopolis Drive on the east, Ben White Boulevard/U.S. Highway 71 on the south, and IH-35 on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*); Exhibits "A" through "B" incorporated into this ordinance

PART 2. The base zoning districts for the two tracts of land are changed from single family residence standard lot (SF-2) district and neighborhood commercial (LR) district, to family residence-neighborhood plan (SF-3-NP) combining district and general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district, as more particularly described and identified in the chart below:

TRACT NUMBER	ADDRESS	FROM	TO
203	2600, 2600 1/2 S Pleasant Valley Road	LR	SF-3-NP
222	4600, 4604 E. Ben White Blvd.	SF-2	GO-CO-NP

PART 3. Except as specifically provided in Parts 4, 5, and 6 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 4. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

- A. The minimum lot area is 2,500 square feet.
- B. The minimum lot width is 25 feet.
- C. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 5. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

- A. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
- B. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
- C. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

PART 6. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A building may not be constructed on Tract 222 within an area 50 feet from the centerline of the creek described as a tributary of Country Club Creek.

PART 7. This ordinance takes effect on February 12, 2007.

PASSED AND APPROVED

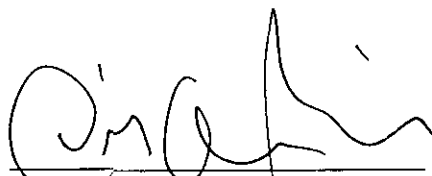
February 1, 2007

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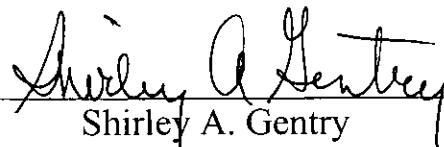
Will Wynn
Mayor

APPROVED:

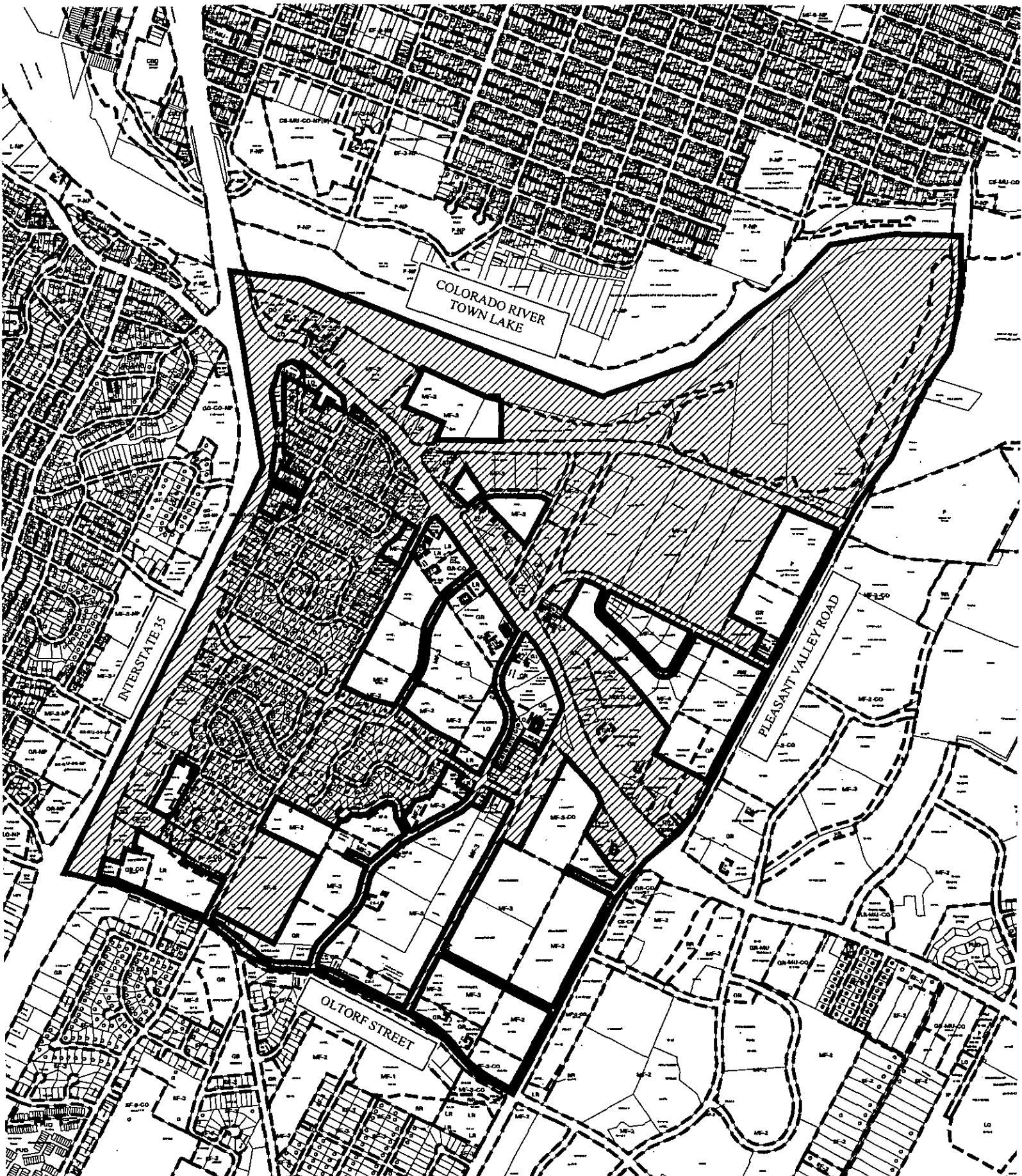






David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



 1" = 1200'	SUBJECT TRACT		ZONING EXHIBIT <i>B</i>		CITY GRID REFERENCE NUMBER
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-05-0112	DATE: 06-12	'J19-20 K19-2'
	CASE MGR: R. HEIL		ADDRESS: EAST RIVERSIDE	INTLS: SM	
NEIGHBORHOOD PLAN COMBINING DISTRICT					
SUBJECT AREA (acres): N/A					